

MINUTES OF THE  
January 17, 2008 Meeting of the  
Easton Planning & Zoning Commission

Members Present: John Atwood, Chairman, and members, Steve Periconi, Dan Swann  
Linda Cheezum and Tom Moore.

Members Absent: None.

Staff Present: Tom Hamilton, Town Planner, Lynn Thomas, Long Ranger Planner, Zach  
Smith, Current Planner, and Stacie Rice, Planning Secretary.

Staff Absent: None.

Mr. Atwood called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The first order of business was the approval of the minutes of the Commission's meeting of December 20, 2007. Upon motion of Mr. Periconi, seconded by Mr. Moore, the Commission voted 5-0 to approve the December minutes.

The first order of business was the Election of a chairman and vice-chairman for 2008. Upon motion of Mr. Periconi, seconded by Mr. Moore the Commission voted 4-0 to re-appoint Mr. Atwood as Chairman, and to appoint Dan Swann as Vice Chairman.

The first application discussed was a Planned Redevelopment review proposal located at **101 Biery Street**. The applicant, Richard Schmick would like to construct a 2-story addition onto existing residential structure adding two (2) residential units. The proposal would increase the total number of dwelling units on the site to five (5). Present at the meeting were Angela Healy, agent, and Richard Schmick, applicant. The property is located at the northwest corner of Biery Street and West Street intersection. Mrs. Healy explained that the property is improved with a single family structure that has previously been converted into a duplex, (two 1 bedroom units). The site is also improved with a detached garage that has been converted into an efficiency unit. The previous owner received approval from the Planning Commission to create this unit. The addition will span the distance between the existing house and the detached garage, connecting the 2 structures. Proposed addition is approximately the same size as the existing principal structure. They propose to add two new off street parking spaces (2 existing spaces proposed to remain). Mr. Peter Marth who resides at 202 Wye Avenue is not in objection to the use, but wants to be sure they have adequate parking for the units. He explained that this is a very congested area. Mrs. Healy also had 3 letters from neighboring property owners in support of the project. Upon motion of Mr. Swann, seconded by Mr. Periconi, the Commission voted 5-0 to approve the Planned Redevelopment site plan conditioned on the Board of Zoning Appeal approving the Variance for density, and the staff reviewing and approving a landscaping plan for the site.

The next item on the agenda was architectural review of proposed **Rite Aid Pharmacy**. The Commission at their December meeting approved the site plan for Rite Aid but did not approve the proposed architecture. The applicant has resubmitted revised architecture for consideration. It was the staff's position that the current proposal is not

substantially different from the previous proposal and that it still fails to meet the intent of the stated objective for Design Principle #5 of the Comprehensive Plan. Dennis McGwyn, Architect and Bill Steffy were present at the meeting. Mr. McGwyn explained to the Commission the modifications that have been made to the buildings. Mr. Moore commented that building is still too corporate looking and looks like Rite Aid anywhere USA. Mrs. Cheezum also felt the building was too typical of other Rite Aids, Mr. Atwood felt the proposed architecture was not enough of a departure from the previous rendering. The only public comment was from Tom Alspach who distributed to the Commission pictures of other Rite Aids where corporate architecture was not used. After much discussion the Commission advised the applicant/architect to revise the drawings and return to the Commission.

The next item on the agenda was a presentation by Easton's Economic Development director Al Bond of a **Draft Downtown Lane Use Plan**. Mr. Bond encouraged the Planning Commission to participate in the creation of the downtown plan which the consultants AKRF & STREETWORKS have developed. Mr. Bond assisted by Elsa Pereira of AKRF presented a slide show of the plan under development. The plan shows infill development and redevelopment opportunities in and around downtown.

The next item discussed was **Growth Allocation for Cooke's Hope**. Mr. Thomas explained that during the process of submitting Cooke's Hope Phases 4 & 5 to the Critical Area Commission for processing Growth Allocation, it was discovered that the original Cooke's Hope Village never received Growth Allocation. It is classified as LDA. This becomes an issue because the Critical Area Commission recently amended Critical Area law to require that any new IDA (which is what Cooke's Hope Phases 4 & 5 requires and area seeking) be adjacent to an existing IDA. Mr. Thomas asked the Commission to schedule a public hearing for Growth Allocation for the original Cooke's Hope Village. The Commission scheduled the public hearing for Thursday, February 21<sup>st</sup> at 1:00 p.m.

The next item was from staff concerning the final plat for **Ashby Commons Subdivision**. Mr. Hamilton asked the Commission to authorize their Chairman to sign the plat once it is ready for recordation. Upon motion of Mr. Periconi, seconded by Mr. Moore the Commission voted 4-0 to authorize Mr. Atwood to sign the plat for Ashby Commons.

The final item from staff concerned the final plat for **Hunters Mill Subdivision**. Mr. Hamilton asked the Commission to authorize their Chairman to sign the plat once it is ready for recordation. Upon motion of Mrs. Cheezum, seconded by Mr. Periconi the Commission voted 4-0 to authorize Mr. Atwood to sign the plat for Hunters Mill.

There being no further business the meeting was adjourned at 2:50 p.m. by motion of Mr. Periconi, seconded by Mrs. Cheezum.

Respectfully submitted,

Stacie S. Rice  
Planning & Zoning Secretary